

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

JANUARY 28, 2014

Vermont Corridor Department Headquarter Facilities

Relates to Item 12

The Vermont Corridor is home to over half a million square feet of Los Angeles County (County) -owned office space and over half a million square feet of County-leased space, including headquarter facilities for the departments of Parks and Recreation, Children and Family Services, Community and Senior Services, and Mental Health. Unfortunately, the County-owned facilities are now in such degraded condition that they are creating blight for the surrounding area, do not meet the current needs of the County workforce, and in certain cases, have the potential to create unsafe work environments for County employees.

On July 24, 2012, the Board of Supervisors unanimously adopted a Facility Location Policy that identified centrality of location, accessibility of public transit, access to constituents, and cost as critical factors for siting County department headquarter facilities. The Vermont Corridor satisfies each of these criteria. If physically improved, the presence of these headquarter facilities along the Vermont Corridor would benefit not only County employees but also the surrounding community by creating incentives

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MOTION

MOLINA	_____
RIDLEY-THOMAS	_____
YAROSLAVSKY	_____
ANTONOVICH	_____
KNABE	_____

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for further economic investment.

The Los Angeles Community Development Commission (Commission) is well suited to lead this development effort. The Commission completed the financing and construction of their new headquarters facility within budget, in record time, and was able to save long-term costs through the consolidation of their various leases. This development poses similar opportunities. The Commission should also examine opportunities for private sector participation in the redevelopment of the County-owned Vermont Corridor properties in order to offset capital costs, increase County revenues and bring needed economic development opportunities to the area.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

- Direct the Chief Executive Officer to execute a funding agreement with the Community Development Commission in the amount of \$400,000;
- Direct the Chief Executive Officer, and the Directors of the Departments of Parks and Recreation, Children and Family Services, Community Senior Services and Mental Health to fully cooperate with the Community Development Commission throughout the predevelopment and construction phases of the Vermont Corridor Department Headquarter Facilities Project.

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**I FURTHER MOVE THAT THE BOARD, ACTING AS THE BOARD OF  
COMMISSIONERS FOR THE COMMUNITY DEVELOPMENT COMMISSION:**

- Authorize the Executive Director to accept \$400,000 from the County of Los Angeles for predevelopment activities related to the Vermont Corridor Department Headquarter Facilities Project;
- Authorize the incorporation of up to \$400,000 into the Community Development Commission's approved Fiscal Year 2013-2014 budget; and
- Direct the Executive Director to report back in 60 days with a proposed scope, preliminary budget and timeline for the Project.

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